

File: SD(general)

## **MEMORANDUM** **INFRASTRUCTURE SERVICES**

TO: Paul O'Shaughnessy

FROM: Graham Thorp

COPY TO:

DATE: 27<sup>nd</sup> November 2017

SUBJECT: RM170155 – 25 Ulyatt Road, Onekawa, Napier.

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Paul,

The following are the comments from the Infrastructure Services Department for the above development:-

### 1. General

- 1.1. All new infrastructure for water, wastewater, stormwater and roads is to be designed and constructed in accordance with the requirements of the Code of Practice for Subdivision and Land Development, except where a specific dispensation has been granted as part of this Resource Consent.
- 1.2. This property is at the end of the services network and will need careful design as mentioned under each heading. Solutions are possible but there are several issues that will need to be addressed to determine how the site will be serviced.
- 1.3. An Engineering Approval will be required for any new Council mains that are proposed to service the site. Please include an advice note that states that, Engineering approval will be required prior to commencement of physical works.

### 2. Section 92 Additional Information.

- 2.1. See comments under each individual heading.

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### 3. Roding

- 3.1. A traffic impact report will be required to confirm access requirements to Ulyatt Road.
- 3.2. Further information will be required from Roding as there are issues with slip lanes, power poles, footpaths etc. along Ulyatt Road.
- 3.3. Roding will also have some input into the internal layout, however, it is unclear how much control we have on the internal layout.

### 4. Stormwater

- 4.1. Calculations will be required to determine connection sizes for stormwater.
- 4.2. The design of the stormwater system needs to show secondary flow paths with levels and floor levels that will protect dwelling from flooding in a 50 year return period event.
- 4.3. All stormwater is to be controlled in terms of the Code of Practice for Subdivision and Land Development and E1 of the Building Code.
- 4.4. The approved point of connection for stormwater is the cross-country drain. Connections will be limited to two, one to the North and one to the west side of the site.
- 4.5. Minimum floor levels will apply for all accommodation buildings. The current property levels are below the 50 year flood level and unless the ground levels are lifted the property will need a section 73 notice registered on the title.

Minimum floor levels using the existing situation will need to be set at RL 12.20 metres to the Napier City Council Datum.

It is understood that the developer intends to fill the land. If this is the case we will need to assess the floor levels when we have plans showing the new levels and secondary flow paths for the entire site. Filling the land should negate the need for a section 73 notice on the title.

### 5. Wastewater

- 5.1. The approved point of connection for wastewater cannot be determined until the loading for the site has been determined. The current point of connection is the 150 main in Clarence Cox Crescent but it still needs to be confirmed that the main can handle the loading.

6. Water Supply

- 6.1. Separate water connections will be required for each unit or complex.
- 6.2. The water connection to the property is to be sized to meet the needs of the development and it is to be fitted with a water meter and backflow preventer.
- 6.3. Fire hydrants are to be installed in accordance with the Code. A letter from the Fire Service is required to confirm the installation meets the Fire Service's requirements.

7. Reserves

- 7.1. Nil.

8. Ownership & Easements

- 8.1. Easements are to be created in accordance with the Code of Practice for Subdivision and Land Development.

9. Refuse Collection & Letterboxes

- 9.1. As a commercial entity this refuse and mail will be the responsibility of the operator.

10. Financial and Development Contributions

- 10.1. This project will be subject to the payment of Development Contributions at Building Consent stage. An advice note to this effect is to be included as part of the conditions of approval for the Resource Consent.

Regards

Graham Thorp  
**SERVICES ENGINEER**